

Applicant contact details

Title	Mr
First given name	Matthew
Other given name/s	
Family name	Swindells
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	Christopher
Other given name/s	
Family name	O'Neill
Contact number	
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	Mrs
First given name	Stacey
Other given name/s	
Family name	O'Neill
Contact number	
Email	[REDACTED]
Address	[REDACTED]

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
---	----

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	35 WANDOO COURT MULWALA 2647
Local government area	FEDERATION
Lot / Section Number / Plan	35/-/DP255581 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning R2: Low Density Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 1 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Dwelling House
Description of development	Renovation to the existing dwelling at the above address including an extension at the rear to include a master bedroom and Ensuite along with a double garage to the front of the property as shown on architectural plans.
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of proposed occupants	5
Existing gross floor area (m2)	140
Proposed gross floor area (m2)	194
Total site area (m2)	4,000
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$530,000.00
Estimated development cost	\$530,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	A479571_02
Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
Subdivision	

Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Residential accommodation	2	0	0
Total	2	0	0

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No

Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential An alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value under \$5 million

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

First name	Matthew
Other given name(s)	
Family name	Swindells
Contact number	██████████
Email address	████████████████████
Billing address	████████████████████

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	Basix Report- 35 Wandoo Crt Mulwala
Cost estimate report	Matcon Project Costing - Wandoo renovation Rev 2
Site Plans	2206166WD1_C1
Statement of environmental effects	2206166Spec

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

Dwelling Extension

At

**35 Wandoo Court,
Mulwala, NSW, 2647**

For

Chris & Stacey O'Neill



Specification by 360Plans

To be read in conjunction with;
architectural drawings,
and engineering documentation.

Date	Issue
16/05/2023	Client

Company name: 360 Plans
ACN/ABN : 73 164 040 791
Address details : 36 Wareena St,
Wangaratta, Vic.

Email :
360plans@gmail.com

TABLE OF CONTENTS

TABLE OF CONTENTS 2
DEMOLITION 3
EXCAVATION & FILL 4
PLUMBING (Water, Gas), DRAINAGE (Sewer & Stormwater) 5
CONCRETE 6
TERMITE CONTROL 7
STRUCTURAL STEEL FRAMING 9
CARPENTRY, TIMBER FLOORING & FIBRE CEMENT PRODUCTS 10
THERMAL INSULATION 11
ROOFING 12
METALWORK ITEMS 13
DOORS & DOOR FRAMES 14
WINDOWS, GLAZED DOORS & GLAZING 15
PLASTERBOARD 16
FLOORING 17
CABINETRY 18
PAINTING 19
ELECTRICAL 20

DEMOLITION

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Pay fees in connection with this trade to authorities having jurisdiction.

Demolish building components and services in accordance with demolition drawings or as required for new work and in compliance with relevant authorities having jurisdiction.

Investigate site conditions and identify material containing hazardous materials such as asbestos and take responsibility for safe, authorised removal and disposal, according to relevant authorities having jurisdiction.

Provide all temporary structural and non-structural components of the works as required for this trade section of the Specification and remove on completion.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

Clean site thoroughly on completion.

Comply with all relevant Occupational Health, Safety and Environmental requirements of relevant authorities having jurisdiction

GENERAL

Co-operate and comply with relevant authority requirements for Excavation & Fill so as to resolve possible problems before starting work.

Standards: comply with the applicable clauses of current editions of these and other relevant building Standards:

AS 2436 2010 Guide to noise and vibration control on construction, demolition and maintenance sites.

AS 2601 2001 Demolition of structures.

National Code Practice for the Safe removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)] Comply throughout with the current edition of the NCC - National Construction Code (BCA).

Restoration: make good to original condition, any damage to retained structures and adjacent property resulting from demolition operations, or damage caused from failure to provide adequate protection.

MATERIALS

Provide all materials for temporary works, dewatering and diversion of services.

Supply sufficient equipment and competent and experienced operators and labour to complete the work to meet the contract completion date.

Provide Code compliant containers for disposal required. Provide for safe removal of any identified toxic substances (egg asbestos – see notes in 00800 Supplementary Conditions of Contract in the Preliminaries) in compliance with relevant authority requirements.

Material required to be demolished becomes the property of the contractor. Remove it from the site in compliance with relevant authority requirements. Coordinate fully this component of the works with the Excavation component. as applicable.

ON-SITE ACTIONS

Inspection: Undertake a dilapidation survey and report of the surrounding area including buildings, structures, roads, etc., adjacent to the works of the contract and inspect conditions at site before starting work. Start of work means total acceptance of conditions.

Existing services: obtain and comply with relevant service provider requirements for working on or near existing services to ensure unwanted existing utilities, such as gas reticulation, electrical wiring and other installed services, are legally disconnected. Ensure details of types of services, depths and physical location of disconnected services are documented. Obtain confirmation of disconnection, in writing, by service provider where relevant.

Protection: provide measures required by laws and regulations for the protection of the public, occupants, workmen, surrounding property, footpaths, streets and kerbs during demolition operations. Comply by means of barricades, hoardings, fences, warning lights, signs, rubbish chutes, etc. Protect and indicate vegetation which is to be preserved.

Execution: exercise due care in executing this work.

No debris to be burnt on the site.

Provide shoring as necessary in accordance with structural engineer's instructions. Alter, adapt, and maintain temporary works as necessary, and strike or withdraw them progressively as the work proceeds.

COMPLETION

Leave site ready for construction work and ensure that all services component is in accordance with services installation requirements.

END OF SECTION

EXCAVATION & FILL

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Prepare site, excavate for pads, foundations, slabs, paving, drains, pits and roads. Remove trees and other vegetation authorised for removal, including any roots where they prevent building work, paving, trenches etc. Remove topsoil from building footprint, stockpile and protect, as per relevant environmental requirements on site for later re-spreading as directed. Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

Provide for installation of material required for termite control where shown on the drawings or required under specific conditions of the Principal Certifying Authority.

GENERAL

Consult with existing service providers and co-ordinate with relevant trades to resolve possible problems before starting work: water distribution, sanitary sewerage, storm drainage, pavements, concrete.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS 3660 2014	Termite management set.
AS 3798 2007	Guidelines on earthworks for commercial and residential developments.
AS/NZS 4200.2 1994	Pliable building membranes and underlays - Installation requirements.
AS 4678 2002	Earth-retaining structures.

Comply with particular specifications in Building Regulations and/or Local Council publications.

Comply throughout with the current edition of the NCC - National Construction Code (BCA).

Explosives: no blasting for excavation purposes is permitted.

Restoration: make good to original condition, any damage to retained structures and adjacent property resulting from excavation operations, or damage caused from failure to provide adequate protection. Photograph (date-stamped) pre-existing damage before commencing work and submit to "Designer", and perform restoration work of all subsequent damage to approval of the "Designer" without expense to the proprietor.

Noise, dust, erosion and sediment: ensure requirements of relevant authorities having jurisdiction for environment management are known and complied with without exception, so as to maintain adjoining neighbour "quiet enjoyment".

Provide equipment needed to affect a termite treatment which complies with the applicable Australian Standards.

ON-SITE ACTIONS

Inspection: inspect conditions at site before starting work. Start of work means total acceptance of conditions.

Site drainage: on all sloping sites or where clay is present, arrange for a Geotechnical Report from a qualified professional.

Erosion and sediment control: Install erosion and sediment controls in consultation with Geotechnical Engineer to protect adjacent properties, waterways etc. from harm. Prepare the sediment control plan if not available as part of the documentation.

Protection: prepare to protect excavations from damage and ensure protection of existing structures or new work.

Clear site under building and paving of plants, trees, rocks shown on plan. Leave surface free of any ponding depressions.

Execution: install surface and sub soil drainage to the satisfaction of the authorities and the structural engineer. Excavate for strip footings and edge beams, paving, water and piped supply and drains, pits. Provide fill and compact in 150 mm layers, to 95% of maximum density, by vibrating or watering – refer method to Structural Engineer. Maintain excavations free of water. Install waterproof membrane over sand. Seal laps. Underlay to extend to top of slab level and under base of wall flashing and protect from damage. Seal service pipe penetrations. Inspect and repair membrane/taping damage before concrete pour.

Below footings and slabs on ground, install hardcore, beams and other structural elements, concrete to be of strength equal to the structural element, minimum 15MPa.

In service trenches: 1:2:4 concrete or approved compacted pipe bedding material.

Apply termite protection.

END OF SECTION

PLUMBING (WATER, GAS), DRAINAGE (SEWER & STORMWATER)

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Supply and install or lay: pipes to distribute water from water main supply to each required outlet.

- pipes from hot water heater to each required outlet.
- a complete system of sewer drains to discharge sewage waste to the authority's sewer main.
- a complete system of site storm water drainage including agricultural drains, drains below slabs and pavements, retaining wall drains, culverts, pits, frames, manhole covers, including treatment of same prior to discharge to water course in compliance with local authority requirements.
- Roof plumbing, tiled roof, plus sheet metal roof for rear verandah.

Apply for permits and pay required fees and charges to authorities having jurisdiction. Provide permits and approval certificates to contractor.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

Preparation: by Excavation & Fill contractor.

GENERAL

Co-operation: to resolve possible problems before starting work co-operate and co-ordinate with each trade involved in the construction of the building including: concrete, carpentry, plasterer, and tiler.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS 1056	Storage water heaters
AS/NZS 1260 2009	PVC-U pipes and fittings for drain, waste and vent application. 2 Amdmts, 2011, 2013
AS 1432 2004	Copper tubes for plumbing, gasfitting and drainage applications.
AS/NZS 2032 2006	Installation of PVC pipe systems.
AS 2118.1 2006	Automatic fire sprinkler systems – General systems.
AS/NZS 2712 2007	Solar and heat pump water heaters – Design and Construction.
AS/NZS 3500 2003	Plumbing and drainage.
	3500.2 2003 Sanitary plumbing and drainage.
	3500.5 2012 Housing installations.
AS 3688 2005	Water supply - Metallic fittings and end connectors.
AS 4809 2003	Copper pipe and fittings – Installation and commissioning.
AS/NZS 5065 2005	Polyethylene and polypropylene pipes and fittings for drainage and sewerage applications.
HB 230 2008	Rainwater Tank Design and Installation Handbook.
HB 326 2008	Urban Greywater Installation Handbook for Single Households.

Comply with particular specifications in Building Regulations and/or Local Council publications.

Comply throughout with the current edition of the NCC - National Construction Code (formerly the Building Code).

ON-SITE ACTIONS

Investigate site conditions and prepare fully approved plans for this trade section.

Inspection: visit site and inspect conditions, comparing conditions to the drawings before delivery of materials to site. Start of work means total acceptance of conditions. Report any situations requiring preparatory work to the Builder.

Spoil and materials: Ensure spoil and materials brought to site are protected and located clear off and do not impact on erosion and sediment controls installed by the builder.

Execution: form straight and true trenches 600mm clear of walls, maintain sides, and keep free from water. Form trenches and bedding to provide constant falls as approved by the local authorities.

Prepare trenches and paths of pipes through structure.

Contractor to form cutouts of minimum size to take pipes. Not to be done by plumber. Penetrations to the fabric of the building to be sealed for air/moisture leakage.

Ensure correct pipe sizes. Provide upstands and connect (vermin proof) to bottom of downpipes. Provide inspection openings where authority requires (maximum 6 metre intervals), bends and junctions. Provide complete seals at junctions and ends in accordance with manufacturer's written instructions.

Arrange for inspection by local authority. When issued, provide a copy to Builder and back fill with material approved by local council, principal certifying authority and Builder. Remove debris and clean areas beside excavation for drains.

Connect sanitary fittings to sewer pipes with permanently secure joints.

Joining of pipes: on manufacturer's advice, select from: capillary, brazed, compression, pushfit, solvent-welded. Chrome plate all exposed pipes.

Gas reticulation: To comply with supply authority regulations and relevant standards.

Roof plumbing: provide gradients, flashings, sealing and related work to ensure that no water penetrates to the inner part of the building.

Ensure that falls will promote water flows.

Arrange installed components in logical sequence. Form secure connections without causing damage to existing building or structures. Connect other services (mains supply/ electrical power) as required by specified equipment to ensure operability to manufacturer's recommendations. House electrical equipment (pressure pump, switching system) in weatherproof accessory covers.

Install reticulation pipes to match where possible the materials described in this trade section

Cover no pipes until local authority has issued certificate. Protect installation until completion of project.

END OF SECTION

CONCRETE

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Supply and install material required for termite control, all in-situ concrete, reinforcing steel, formwork for strip footings, floor slabs, paving, pits etc. Where applicable, allow for environmental termite baiting systems in conjunction with 'termi-mesh' and approved sleeves for pipe penetrations. Avoid the spraying of building footprint or impregnation of soil with any product labelled as a poison. Install waterproof membrane over 50m sand beds as shown on drawings before pouring concrete slab directly on the ground. Excavations to be adjusted to accommodate the thickness of insulation.

Co-ordination: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular - excavation & fill, storm drainage, sanitary sewerage, other services, pavements, concrete screeds.

Concrete finishes, built in items, concrete encasing, waterproofing, termite management, services engineer's documentation.

COMPLY WITH APPLICABLE CLAUSES OF THESE BUILDING STANDARDS *Current edition.*

AS 1012	Methods of testing concrete. <i>There are numerous parts, 1991-2014.</i>
AS 1379 2007	Specification and supply of concrete. <i>There is an Amdmt 2009; Supplement 2008.</i>
AS 2870 2011	Residential slabs and footings.
AS 2876 2000	Concrete kerbs and channels (gutters) - Manually or machine placed.
AS 3600 2009	Concrete structures. <i>There are Supplements.</i>
AS 3610 1995	Formwork for concrete. <i>There are Supplements.</i>
	3610.1 2010 Documentation and surface finish.
AS/NZS 3661.2 1994	Slip resistance of pedestrian surfaces - Guide to the reduction of slip hazards.
AS 3727 1993	Guide to residential pavements.
AS/NZS 4586 2013	Slip resistance classification of new pedestrian surface materials.
AS 4654	Waterproof membranes for external above ground use
	4654.1 2012 Materials
	4654.2 2012 Design and installation
AS/NZS 4663 2004	Slip resistance measurement of existing pedestrian surfaces.
AS/NZS 4671 2001	Steel reinforcing materials.
AS/NZS 4858 2004	Wet area membranes.
HB 64 2002	Guide to concrete construction.
HB 71 2011	Re-inforced concrete design in accordance with AS 3600 2009.
HB 84 2006	Guide to concrete repair and protection.
HB 155 2002	Guide to the use of recycled concrete and masonry materials.
HB 197 1999	An introductory guide to the slip resistance of pedestrian surface materials.
HB 198 2014	Guide to the specification and testing of slip resistance of pedestrian surfaces.
CCA* T49 2003	Guide to Residential Floors (*Cement Concrete & Aggregates Australia).
CCAA T57	Guide to Off-form Concrete Finishes (Cement Concrete & Aggregates Australia)

Comply with: statutory authorities having jurisdiction, the current edition of the National Construction Code (BCA), Structural Engineer's documentation, Service Engineer's documentation.

PREPARATION *Inspect conditions at site before starting work*

Prepare surfaces to receive concrete smooth, clean and stable under concrete load.

ON-SITE ACTIONS *Start of work means total acceptance of conditions*

Arrange for installation of pipes, cables, conduits etc. Over prepared surface, install WP membrane. Place reinforcement, secure in place and prevent movement during pour, maintain required concrete cover.

Comply with structural engineer's requirements for joints, splices etc. of reinforcement.

Cure finished slabs for 5 days with plastic film secured in place. Keep damp for 5 days.

Slump Tests: Refer to structural engineers' specification. Provide and pay for slump test reports: one on first batch and one for every 15 cubic meters of concrete delivered thereafter. Tests and rejection criteria in accordance with AS 3600. Vibrate concrete to achieve compaction. Do not "travel" vibrators. Strip formwork in accordance with Table in AS 3610 Minimum stripping times.

Exposed concrete edges to be free from all imperfections, membrane ripples, air pockets, honeycombing etc. Substandard surface: Finishes cement rendered/made good to "client's and/or proprietors satisfaction at no cost to proprietor.

Termite treatment: under slab foams should be encapsulated and have boron-based additives or alternatives that are non-toxic to occupants. Ensure that vertical face of slab edge is smooth off-form and does not contain areas of honeycombing, folds or rough surface. Rectify any discrepancy or unsuitability of substrata if needed to comply with AS 3660 and arrange for ongoing co-operation of other trades to ensure effective pest control. Take care of materials. Prevent damage before and during installation. Protect personnel and surrounding work, including other finishes, equipment and components during installation. Provide protective covering where necessary. Install barriers per council preference Part A or Part B in accordance with AS 3660. Comply in all respects with manufacturer's recommendations contained in technical bulletins. Call for technical advice where necessary. Remove surplus material. Protect finished work.

Concreting: NOTE: relevant building inspector to inspect all preparatory work, including reinforcing before beginning concrete pour for any footings pads and slabs. Provide uniform 1:60 maximum fall to outlets: Dispose of concrete waste, including liquids containing cement product in compliance with local environmental requirements.

Paving: 75mm thick, 20Mpa. Grade paving away from external walls of building. All paving to be located at minimum 10mm below vents and weepholes.

Clean the site where work of this trade is performed.

COMPLETION

Complete work in accordance with instructions and written variation orders.

END OF SECTION

TERMITE CONTROL

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Installation of complete termite control system, penetrations, critical construction joints and perimeter termite protection etc.

Pay all fees relating to this trade to relevant authority having jurisdiction.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

TERMITE MANAGEMENT

All new work shall be protected from termite attack in accordance with the Australian Standard AS 3660.1 "Termite Management"

Part 1: New building work.

Comply with typical details included in this specification as appropriate, at all footing slab edges, critical construction joints and slab penetrations.

Physical and Chemical in non-soil matrix fabric

Provide physical and chemical in non-soil matrix fabric protection in the following locations:

- a) At all conduit pipe or other penetrations through the slab floor.
- b) At all construction joints between slabs, or between non continuous pours.
- c) At the perimeter, ensuring that the finished ground level is below the barrier.

Proprietary Items: Protectant™ (PROTECTANT PEST MANAGEMENT) Termite Barrier System

Warranty: 15 Years on all structural (*full details in warranty statement*)

Installation: in accordance with the manufacturer's specifications

Or

Proprietary Items: **Kordon Termite Control And Moisture Barrier:**

Kordon termite moisture barrier is to be used as termite protection (AS 3660.1 – 2000) and as a damp proof membrane as per (AS 2870). The builder is to provide all relevant slab details to Trimec Pty Ltd for pricing and warranty information. The Builder is to treat the building's termite protection as a part of the building process and therefore included in the construction program.

Installation: in accordance with the manufacturer's specifications

Slab Protection

The concrete slab shall be considered as a termite barrier in the terms of Australian Standards AS 3660.1 – 2000 section 2.3.1.

The following precautions shall be observed.

- a) the slab shall be constructed in accordance with Australian Standards: AS 3600 Concrete structures and AS 2870 Residential slabs and footings- Construction.
- b) Subsequent rendering and/or repair shall not be permitted without the consent of Termite barrier Installation Company.
- c) No conduits, penetrations or pipes shall be installed after the pouring of the slab without prior notification to the Termite barrier installation company. Where such penetrations are unavoidable they shall be protected by retro-fitted termite resistant fabric compound collars and sealed to the top of slab using termite resistant adhesives.

Durable Notice

Provide clearly worded durable notice with will be fixed to the building externally (meter box) and internally (kitchen cupboard) stating:

- a) type of termite management system
- b) areas protected
- c) maintenance/ retreatment requirements
- d) Installer/manufacturer's contact details

END OF SECTION

Kordon (by Bayer) Conformity Statement attached.

Bayer Environmental Science



Approval of the use of Kordon TMB and Kordon Termite Barrier under the Building Code of Australia

Kordon TMB and Kordon Termite Barrier are Alternative Solutions under the Building Code of Australia, with the Assessment Method being that evidence is available that the use of Kordon TMB or Kordon Termite Barrier meets a Performance Requirement or a Deemed-to-Satisfy Provision.

Evidence of Suitability comprises reports from a Registered Testing Authority, i.e. CSIRO, and other documentary evidence. The relevant BCA Deemed-to-Satisfy Provisions are Acceptable Construction Manuals AS 3660.1 *Protection of buildings from subterranean termites – New buildings* and AS 2870 *Residential slabs and footings code*.

Reference	Requirement	Evidence of Suitability
AS 3660.1: Cl 2.3.4	Termite resistant chemical barrier.	ABSAC Technical Opinion 216: Kordon TMB satisfies the requirements of the BCA for protection from termites.
AS 3660.1: Cl 2.3.4	Chemical barrier consists of a product registered by the NRA for that purpose.	NRA Approval 48772/D1: Kordon MC for application in production of Kordon TMB to protect buildings under construction from subterranean termite attack.
AS3660.1: Cl 2.2.1	Barrier system deters concealed entry	ABSAC Technical Opinion 216 and CSIRO Appraisal 255: Installation instructions as provided by the manufacturer.
AS 2870: Cl 5.3.3	Provision of a vapour barrier or damp-proofing membrane.	ABSAC Technical Opinion 216: Kordon TMB satisfies the requirements of the BCA for damp proofing of floors on ground.
BCA vol 2, Qld variation P2.1.1	Termite barrier to be durable.	ABSAC Technical Opinion 216 and CSIRO Appraisals Technical Assessment 255, on Durability: "These tests enable [Bayer] to claim effectiveness approaching the highly effective ... organochlorines"; "... results have been extrapolated for long time efficacy up to 45 years".

March 2004

Bayer Environmental Science
391-393 Tooronga Rd
East Hawthorn Vic 3123
Ph: 03 9248 6888
Fax: 03 9248 6800

A.B.N. 87 000 226 022

www.bayercropscience.com.au

Bayer employs 122,000 people in more than 120 countries and recorded pro forma sales in 2003 of 30 billion Euros. The company is one of the largest producers and suppliers of crop protection products including termiticides in the world. Bayer Environmental Science produces and distributes Kordon TMB.

Justin McBeath
Technical & Reg Affairs Manager

A Business Group of
Bayer CropScience

STRUCTURAL STEEL FRAMING

SCOPE OF WORK If or where required, *Perform work including but not limited to:*

Supply, fabricate, apply surface treatment, anchor bolts and other attachments, field welding, permanent grouting. All work to be fully coordinated with structural engineer's requirements including specific coatings.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: concrete, wall construction, roof construction, painting.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS/NZS 1554	Structural steel welding.
AS 1627.0 1997	Metal Finishing - Preparation and pretreatment of surfaces – Method selection guide.
AS/NZS 3679.1 2010	Structural steel - Hot-rolled bars and sections
AS 4100 1998	Steel structures.
AS/NZS 4680 2006	Hot-dip galvanised (zinc) coatings on fabricated ferrous articles.
AS/NZS 4994	Temporary edge protection.

Comply throughout with the current edition of the NCC - National Construction Code (formerly the BCA).

MATERIALS TO BE USED

Provide all structural steel work and secondary steel support members for items such as the external cladding in full coordination with structural requirements and to structural engineer's detailed drawings, as applicable.

Coordinate fully with other structural components such as the concrete.

ON-SITE ACTIONS

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions.

Work methodology: Ensure the method of delivery, unloading, storage, erection and sign-off of works is compliant with relevant occupational health, safety and environmental requirements

Execution: use bolt connections in preference to welded connections. Minimum on site welding –refer to Builder before executing. Provide holding down bolts to concreter for building in. Comply with instructions.

Erect plumb and secure in place. Erect so that components can be fixed without distortion. Provide temporary bracing against wind and other stresses. Weld in accordance with AS/NZS 1554. Advise Builder when erected steel is ready for inspection. Adjust as required. Grout under base plates in high strength mortar. Touch up steel with zinc-rich paint after installation.

END OF SECTION

CARPENTRY, TIMBER FLOORING & FIBRE CEMENT PRODUCTS

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Supply and erect framing both structural and non-structural. Components Include wall cladding, roof framings, verge, fascia, eave, barge, balustrades, incidental framing.

Supply and install fibre cement and associated equipment and fixing to:

Wall linings internal, ceiling linings internal, external cladding, wet area wall lining, eaves lining, fascias, partitions, bracing panels.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work. Refer to Wall Types drawings showing the construction type and the required performance levels for each of the listed wall types.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: concrete, masonry, wall lining, plumbing, electrical, insulation, painting, fibre cement products.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS 1684.3 2010 Residential timber-framed construction – Cyclonic areas. *1 Amdmt 2012.*

AS 1684.4 2010 Residential timber-framed construction – Simplified non-cyclonic areas (*Special reprint with Amendment 1 [June 2012] included.*)

AS 2796.2 2006 Timber - Hardwood - Sawn and milled products - Grade description.

AS/NZS 2908.2 2000 Cellulose cement products - Flat sheet.

AS 3959 2009 Construction of buildings in bush-fire prone areas.

AS 4786.2 2005 Timber flooring - Sanding and finishing.

Comply with recommendations of the National Assoc. of Forest Industries Technical bulletins.

Comply with relevant Technical Bulletins and published instructions produced by manufacturer.

Comply throughout with the current edition of the NCC - National Construction Code (formerly the Building Code).

Storing timber: store on site neatly stacked above ground to allow for water run-off. Protect from rain, damage and other material.

MATERIALS TO BE USED: GENERAL

Any wood panel products are to be certified formaldehyde emission level of E1 or E0.

ON-SITE ACTIONS

General: Coordinate work with provision of insulation material and sarking and ensure that all components meet the structural and timber species for the intended use requirement. Seek clarification if unclear.

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions

Work methodology: Ensure the method of delivery, unloading, storage, erection, placement and sign-off of works is compliant with relevant occupational health, safety and environmental requirements

Execution: review drawings when erecting framing and provide additional framing at every location where extra loads will be applied to finished walls.

Eaves, fascias and barges: secure each of these boards to the framing. Line soffit with fibre cement 4.5mm thick fixed to framing members and finish with moulds, jointing strips or straps.

Box or concealed gutters: provide timber framing for support of box or concealed gutters. Provide constant fall to the top of the downpipe in each gutter.

External Cladding

Fibre cement sheeting or other external cladding: to be fixed in accordance with manufacturers' instructions. Provide and fix all necessary flashings and other materials required to ensure weathertight joints.

END OF SECTION

THERMAL INSULATION

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Supply and installation of thermal insulation to walls, ceilings, roofs and under slab.

Installation is to be certified to provide required Energy Rating.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work. Where installed as part of the external cladding system, coordinate with provision of sarking material.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: wall and roof framing, roofing, wall lining, masonry.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS 3959 2009 Construction of buildings in bushfire-prone areas. AS 3999 1992 Thermal insulation of dwellings
- Bulk insulation - Installation requirements.

AS/NZS 4200.1 Pliable building membranes and underlays – Materials.

HB 63 1994 Home insulation in Australia.

Comply throughout with the current edition of the NCC - National Construction Code (formerly the BCA).

ON-SITE ACTIONS

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions.

Work methodology: Ensure the method of delivery, unloading, storage, installation and sign-off of works is compliant with relevant occupational health, safety and environmental requirements

Execution: prepare surfaces and or framing material and ensure that no obstructions will prevent rapid and effective installation.

Install insulation to all new floors, walls, ceilings and roofs forming the building envelope, so as to prevent moisture contact. Install snugly between framing members, forming a continuous barrier without affecting safe effective operation of services or fittings.

Reflective insulation: Install with necessary airspace between reflective side and building lining or cladding. To be closely fitted, taped or sealed to any penetration, door or window opening and adequately supported. Comply with manufacturer's current written instruction.

Roll membrane: each sheet to be lapped not less than 150mm and/or taped at joints.

Bulk insulation: installed so as to maintain position and thickness, except where crossing roof battens, pipes, cables.

Protect any down-lights with insulated covers to allow close fitting of insulation.

Where required, comply with AS 3959.

Provide certification that the installation is installed according to NCC standards.

END OF SECTION

ROOFING

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Provide complete roof installations of the type specified with associated gutters and down pipes, sarking, safety mesh and skylights.

Provide in accordance with the product manufacturer's specifications and technical data.

Tile roofing and sarking, downpipes, gutters, translucent roofing.

Comply with Bushfire Attack Level (BAL TBA) site assessment requirements for roof installation.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: carpentry, steel house frames, drainage.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS 1273 1991	Unplasticized PVC (UPVC) downpipe and fittings for rainwater. Design and installation of sheet roof and wall cladding
AS/NZS 2179.1 2014	Specifications for rainwater goods, accessories and fasteners - Metal shape or sheet rainwater goods, and metal accessories and fasteners.
AS 3959 2009	Construction of buildings in bush-fire prone areas
AS 3999 1992	Thermal insulation of dwellings – Bulk insulation – Installation requirements (redline set)
AS 4285 2007	Skylights.
AS/NZS 4389 1996	Safety mesh.
HB 39 2015	Installation code for metal roof and wall cladding.

Comply with state requirements and codes of practice in relation to work on roofs.

Safework Australia see Construction Work Code of Practice manual (includes SWM template) - comply in full. See at www.safeworkaustralia.gov.au

Comply throughout with the current edition of the NCC - National Construction Code (BCA).

Roof shall be designed and installed to comply with site Terrain Category

ON-SITE ACTIONS – METAL ROOFING

General: Provide all components complete with an insulation layer and installed in full accordance with the product manufacturer's specifications.

Fall arrest system: Where fall arrest system is required by statutory regulations provide the necessary design and construct information and provide all necessary components for the item. Obtain approval prior to commencing work. Ensure safety equipment is in place. Install safety mesh in accordance with AS/NZS 4389 Safety mesh.

Install each item in accordance with manufacturer's current written instructions. Form penetration flashings neatly with material matching roofing material or install EPDM collars. Provide flashings at all upstands lapped 150mm at junctions. Step flashings evenly. Finish top corners to a line parallel to the roof slope.

Close and seal ends of cut ribs. Form back gutters not less than 100mm wide with falls towards the sides of the penetration collars.

Seal joints with compatible sealant. Secure downpipes through cladding to structure. Seal at stormwater pipe upstands. Remove debris from gutters and downpipes. Ensure entire gutter system drains uniformly to downpipe outlets with no ponding.

Test on completion.

Work methodology: Ensure the method of delivery, unloading, storage, erection and sign-off of works is compliant with relevant occupational health, safety and environmental requirements and prevents falls of worker, materials and objects from locations at height and through unprotected openings in working surfaces.

Execution: ensure roof framing, fascias, barges etc. are complete.

Install seals to penetrations, skylights etc. to manufacturer's instructions.

Glass, plastic, fibreglass or other roofing material

Note: Ensure, where glass, plastic, fibreglass or other material is used as a trafficable surface during installation, end user use and maintenance, it has been certified as trafficable and is compliant with manufacturer's instructions for delivery, storage, installation and maintenance.

If non-trafficable, ensure the way it is installed prevents a person, object or materials used in installing it from falling through the working surface.

END OF SECTION

METALWORK ITEMS

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Supply and install metalwork items shown on drawings and Metalwork Schedule.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: electrical installation, gas installation, building finishes.

Co-ordinate with other trades as to the proper fastening systems suitable for the substrates to which the item is to be secured. Refer to Builder if in doubt.

Fastenings: fasten galvanised items with galvanised fasteners.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS/NZS 1554 Structural steel welding.

AS 1627.0 1997 Metal finishing – Preparation and pretreatment of surfaces – Method selection guide.

AS/NZS 1664 Aluminium structures.

AS/NZS 1665 2004 Welding of aluminium structures.

AS/NZS 1841.1 2007 Portable fire extinguishers – General requirements.

AS/NZS 4680 2006 Hot-dip galvanised (zinc) coatings on fabricated ferrous articles.

Comply throughout with the current edition of the NCC - National Construction Code (BCA).

Drill or punch and ream in the workshop and not on site.

Design necessary lugs, brackets and similar items so that work can be assembled and installed in a neat, substantial manner.

MATERIALS TO BE USED

Fasteners : Provide required bolts, screws, inserts, fasteners, templates and other accessories required for a complete installation.

Refer drawings

The following items may be specified here:

- Balustrading including pool fences
- Bollards
- Gratings of various types
- Handrails for external locations and fire stairs
- Grab rails for toilets
- Mail boxes

ON-SITE ACTIONS

Inspection: visit site and inspect fabrication and conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions.

Do not repair fabrication or cut metal on site.

Work methodology: Ensure the method of delivery, unloading, storage, installation and sign-off of works is compliant with relevant occupational health, safety and environmental requirements and prevents falls of worker, materials and objects from locations at height and through unprotected openings in working surfaces.

Execution: do not delay job progress for field measurements. Allow for adjustments and fitting of the work in the field where taking of measurements might cause delay.

Provide holes and connections as required to accommodate the work of other trades and for site assembly of metalwork.

Smooth finishes to exposed surfaces with sharp well-defined lines and arrises. Mill machined joints to a close fit.

Each item to be installed by bolting or screwing to structural elements of building. Locate anchorages accurately and ensure secure installation.

Whitegoods and similar items to be installed in accordance with manufacturer's instructions.

Remove weld spatter and touch up with zinc-rich paint immediately.

Protect work until project completion.

Replace damaged items.

WARRANTIES

Hand over warranties on completion.

END OF SECTION

DOORS & DOOR FRAMES

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Refer to Door Schedule on drawings for details of all door types and the performance rated installations as applicable to each of the listed door types.

Supply and install:

- door frames of the type listed together with the doors for external and internal door openings.
- *door frames*: timber frames, metal frames, doors, glazed, solid core, waterproof, louvre doors, flyscreen, security, acoustic, flush panel - hollow core, expressed framed doors.
- *door hardware* as per instructed by builder and drawings.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: carpentry, door hardware, wall construction, glass, painting.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS 1288 2006	Glass in buildings - Selection and installation.
AS 1428	Design for access and mobility.
AS 2047 2014	Windows and external glazed doors in buildings.
AS 3959 2009	Construction of buildings in bush-fire prone areas.
AS 4145	Locksets and hardware for doors and windows. 4145.2 2008 Mechanical locksets for doors and windows in buildings.
AS/NZS 4505 2012	Garage doors and other large access doors, <i>1 Amdmt 2015</i>
AS 5007 2007	Powered doors for pedestrian access and egress.
AS 5039 2008	Security screen doors and security window grilles.
AS 5040 2003	Installation of security screen doors and window grilles.

Comply throughout with the current edition of the NCC - National Construction Code (BCA).

Comply with Bushfire Attack Level site assessment requirements for glazed doors.

Note that there are specific requirements for Access listed locations and these need to be coordinated with the Access provisions of the BCA.

ON-SITE ACTIONS

General Check all sizes and dimensions on job. Coordinate work with specific electrical work as may be applicable to electrically controlled components of the locking system,

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions.

Work methodology: Ensure the method of delivery, unloading, storage, installation and sign-off of works is compliant with relevant occupational health, safety and environmental requirements and prevents falls of worker, materials and objects from locations at height and through unprotected openings in working surfaces.

Execution: Check all deliveries on arrival. Lock away until needed and assume responsibility for hardware.

Prepare openings in walls. Install fixing grounds to secure frames. Erect a sample frame and door of each type complete. Install samples of each door hardware type in accordance with AS 4145 and written instructions of each manufacturer. Stop. When approved by Builder, continue.

Erect frames plumb and true. At head and jambs allow 3mm clearance. At floor allow 10 mm over floor covering.

Fit accurately at correct heights and protect until completion of project.

External doors: install weather-stripping.

Lubricate hinges and locks and provide two keys to each lock.

Check and clean on completion.

WARRANTIES

Hand over warranties on completion.

END OF SECTION

WINDOWS, GLAZED DOORS & GLAZING

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Supply and install metal window frames and glass, glazed door, flyscreens, hardware, flashing, sun control material.

Comply with Bushfire Attack Level site assessment requirements for windows. (BAL TBA)

Refer to Window Schedule. Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: carpentry, frames, masonry, wall framing.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS 1288 2006 Glass in buildings – Selection and installation.

AS 2047 2014 Windows and external glazed doors in buildings.

AS 3715 2002 Metal finishing - Thermoset powder coating for architectural applications.

AS 3959 2009 Construction of buildings in bush-fire prone areas

AS 4145.2 2008 Mechanical locksets for doors and windows in buildings.

Comply throughout with the current edition of the NCC - National Construction Code (formerly the Building Code).

ON-SITE ACTIONS

General Check all sizes and dimensions on job.

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions

Work methodology: Ensure the method of delivery, unloading, storage, installation and sign-off of works is compliant with relevant occupational health, safety and environmental requirements and prevents falls of worker, materials and objects from locations at height and through unprotected openings in working surfaces.

Execution: prepare for installation of window frames. Isolate aluminium from steel wall frames and any dissimilar metals.

Provide necessary anchors for building into masonry openings. Ensure wall sarking is undamaged and tape sealed to window frames following installation. Ensure frame anchors are already built in. Install glass to manufacturer's instructions with correct sealant and weather seals. Weather seal frames/reveals. Install flyscreens fixed, hinged, or removable, where directed. Install window winders catches locks etc.

WARRANTIES

Hand over warranties on completion.

END OF SECTION

PLASTERBOARD

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Read this component of the specification in conjunction with the architectural drawings.

Supply and install plasterboard, impact resistant plasterboard, water-resistant plasterboard, lining of masonry walls, ceilings, dropwalls, bulkheads.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

Refer to contract drawings for product requirements and locations.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: wall, frames, carpentry, masonry, suspended ceiling, electrical.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS/NZS 2589 2007 Gypsum linings – Application and finishing.

AS 3740 2010 Waterproofing of domestic wet areas.

Comply throughout with the current edition of the NCC - National Construction Code (BCA).

Comply with manufacturer's technical bulletins:

ON-SITE ACTIONS

General Check all sizes and dimensions on job.

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Start of work means total acceptance of conditions. Report any situations requiring preparatory work to the Builder.

Work methodology: Ensure the method of delivery, unloading, storage, installation and sign-off of works is compliant with relevant occupational health, safety and environmental requirements and prevents falls of worker, materials and objects from locations at height and through unprotected openings in working surfaces.

Execution: ensure framing is complete and electrical, other wiring and services are in place.

Install a sample, width of one wall (about 3 metres). Stop. When approved by Builder, continue.

Comply with plasterboard manufacturer's current written instructions. Form dropwalls, recesses, manholes as required.

In wet areas ensure compliance with AS 3740. Install cornices.

END OF SECTION

FLOORING

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Supply and install vinyl, linoleum, cork or other sheet, laminated or floating floor or tile materials and skirtings. Refer client for type. Install compliant Waterproof Membrane to wet area walls and floor and adjacent to plumbing fixtures as required Table 3.8.1.1 of the Building Code. Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: concrete, carpentry, floor and wall construction.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS 1428	Design for access and mobility.
AS 1884 2012	Floor coverings – Resilient sheet and tiles – Installation practice.
AS/NZS 3661.2 1994	Slip resistance of pedestrian surfaces – Guide to the reduction of slip hazards.
AS/NZS 4586 2013	Slip resistance classification of new pedestrian surface materials.
HB 197 1999	An introductory guide to the slip resistance of pedestrian surface materials.
HB 198 2014	Guide to the specification and testing of slip resistance of pedestrian surfaces.

Comply throughout with the current edition of the NCC - National Construction Code (BCA)

ON-SITE ACTIONS

General Check all sizes and dimensions on job.

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions.

Work methodology: Ensure the method of delivery, unloading, storage, installation and sign-off of works is compliant with relevant occupational health, safety and environmental requirements.

Execution: Prepare concrete floor; fill cracks with a self-levelling type compound e.g. Ardit. Remove lumps. Produce dead flat and level surface. Test for moisture content, which is required to be 5.5% or less. Refer to AS 1884 Appendix A.

Install a sample of 3 square metres. Stop. When approved by Builder, continue.

Apply waterproofing membrane to floor and walls in compliance with the NCC requirements. Ensure manufacturer recommendations to prevent respirable vapours to workers and others is complied with before application. Arrange inspection.

Prepare Timber Floor: Ensure moisture content is stabilised. Rough sand the floor to achieve level and flat plane. Install underlay to manufacturer's recommendations. Apply waterproofing membrane to floor and walls in compliance with the NCC requirements. Arrange inspection.

Install a sample of 3 square metres. Stop. When approved by Builder, continue to approved standard.

Install to manufacturer's instructions. Weld joints in sheet vinyl. Clean thoroughly, allow to dry. Cover completed floors until completion of project.

Form junctions of different materials (e.g. tiles to carpet) so that they occur under the centre line of doors. Install trims as selected and/or scheduled in Finishes Schedule.

WARRANTY

CERTIFICATION FOR THE NON SLIP

END OF SECTION

CABINETRY

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Supply and installation of cabinetry items, including but not limited to:

Kitchen cabinets and cupboards, shelving, display units, bathroom cabinets, laundry cabinets, counters, wardrobes.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work. All work in wet areas is to be done using high moisture resistant materials only.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: carpentry, wall finishes, floor finishes, ceiling finishes, water distribution, sanitary plumbing, electrical installation.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS/NZS 1859.1 2004 Reconstituted wood-based panels – Specifications – Particleboard.

AS 2754.2 1991 Adhesives for timber and timber products – Polymer emulsion adhesives.

AS/NZS 2924 High pressure decorative laminates - Sheets made from thermosetting resins.

AS/NZS 4386 Domestic kitchen assemblies.

Comply throughout with the current edition of the NCC - National Construction Code (BCA).

ON-SITE ACTIONS

General Check all sizes and dimensions on job.

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions.

Work methodology: Ensure the method of delivery, unloading, storage, installation and sign-off of works is compliant with relevant occupational health, safety and environmental requirements.

Termite Resistance: Ensure that all surface floor drainage and condensation is isolated from timber surfaces.

Execution: construct by screwing and gluing or other approved method. A dry stapled assembly will not be approved. Fabricate bench tops as recommended by the materials' manufacturer. Locate openings accurately using templates or roughing-in diagrams for proper size and shape. Where located in bench tops, seal edges of cut-outs with a water resistant coating. Back prime concealed solid timber surfaces prior to installation. Install fasteners hinges etc. in accordance with manufacturer's instructions. Use concealed shims as required to install the work plumb, level, straight and distortion free within the following tolerances: 1mm in 800mm for plumb and level (including bench tops), 0.5mm maximum offsets in flush adjoining surfaces, 2mm maximum offsets in revealed adjoining surfaces. Scribe and cut to fit adjoining work; refinish cut surfaces or repair damaged finishes at cuts. Secure joinery with anchors to substrates, or secure to grounds, stripping and blocking with countersunk, concealed fasteners and blind nailing. Install casework without distortion so that doors will fit openings properly and be accurately aligned. Install door and joinery hardware as scheduled.

Adjust joinery to achieve a uniform appearance. Lubricate and clean hardware making final adjustments needed for proper operation. Remove handling marks from visible joinery surfaces.

WARRANTIES

Provide all warranties on completion and ensure that all sealing around services in fire and sound rated components of the building are in accordance with relevant parts of the BCA.

Certify that all components are in full accordance with statutory regulations including fire and sound rating of the penetrations for the joinery items.

END OF SECTION

PAINTING

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Supply and apply paints and other finish coatings.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: each trade as listed to be painted. Refer Painting Schedule.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS/NZS 2311 2009 Guide to the painting of buildings.

AS/NZS 2312 2014 Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings.

Comply throughout with the current edition of the NCC - National Construction Code (BCA).

MATERIALS TO BE USED

Delivery storage and handling:

- A. Bring materials to the building and store in manufacturer's original sealed containers, bearing the manufacturer's standard label, indicating type and colour. Deliver materials in sufficient quantities in order that work will not be delayed.
- B. Store materials in designated spaces in a manner which meets the requirements of applicable codes and fire regulations. Provide each space with a fire extinguisher of carbon dioxide or dry chemical type bearing a tag of recent inspection.

ON-SITE ACTIONS

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions.

Work methodology: Ensure the method of delivery, unloading, storage, installation and sign-off of works is compliant with relevant occupational health, safety and environmental requirements.

NOTE: Ensure manufacturer recommendations for Occupational Health, Safety and Environment as listed on Australian material safety data sheets (MSDS) are implemented as a minimum to protect persons from harm.

Execution:

Prepare each surface to be painted in accordance with manufacturer's instructions. Prepare a sample panel of 2 square metres of each paint type. Stop. When approved by Builder, continue. Builder will check each prepared surface. Do not proceed with painting until check completed. Apply scheduled coats and paint types to manufacturer's instructions, and AS/NZS 2311.

END OF SECTION

ELECTRICAL

SCOPE OF WORK *Perform work described here and shown on drawings including but not limited to:*

Electrical Layout Drawings and Schedules.

This is a Design and Construct package and the Contractor is to complete the design shown on architectural drawings and to coordinate work with the Supply Authority to ensure full compliance with statutory and supply authority requirements.

Design, supply and installation of electrical transmission and reticulation materials from mains supply to required electrical power and light outlets, telephone, smoke alarms, fans and television antenna.

Meter box located as shown on drawings or as required by the Supply Authority. Provide full coordination if specific items of equipment are used in the works such as AC systems.

The maximum total wattage for Class 1 building is not to be exceeded.

Complete all contract works in accordance with instructions. Execute written variation orders for changes to existing documentation or new work.

GENERAL

Co-operation: to resolve possible problems before starting work, co-operate and co-ordinate with other trades, in particular: floor construction, wall construction, ceiling construction, carpentry, joinery.

Licensed electrical technicians only may perform work, experienced in the requirements of the project. Licences are those issued by the state authority having direct control or interest in the work.

Perform the entire installation in accordance with the requirements of the statutory authority having jurisdiction.

Standards: comply with the applicable clauses of current editions of these building Standards:

AS 1680 Interior lighting.

AS 2293 Emergency escape lighting and exit signs for buildings.

AS/NZS 3012 2010 Electrical installations – Construction and demolition sites.

AS 3786 2015 Smoke alarms using scattered light, transmitted light or ionization..

Comply throughout with the current edition of the NCC - National Construction Code (BCA).

ON-SITE ACTIONS

The following preparatory actions are to be performed by the contractor for the electrician:

- A. Slab penetrations for floor-mounted GPO's, telephone outlets etc.
- B. Chasing and making good for conduit access for skirting
- C. Chasing and wiring duct, GPO's switches etc.
- D. Supply and installation for access opening(s) where required.

Inspection: visit site and inspect conditions, comparing to drawings before delivery of materials to site. Report any situations requiring preparatory work to the Builder. Start of work means total acceptance of conditions.

Work methodology: Ensure the method of delivery, unloading, storage, installation and sign-off of works is compliant with relevant occupational health, safety and environmental requirements.

NOTE: No person is to work live or be exposed to unprotected live installation or equipment.

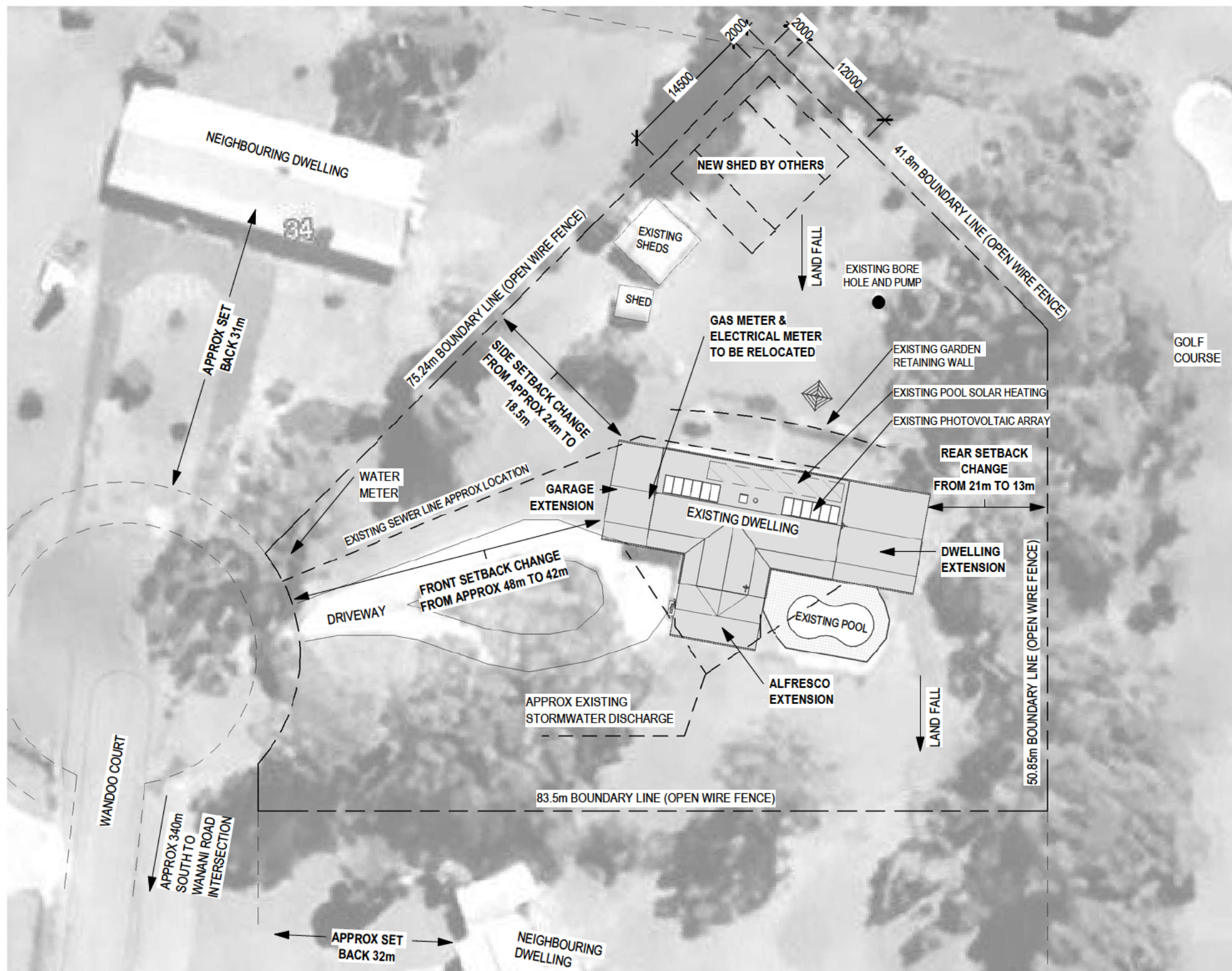
Execution: provide necessary safety or security controls where required to ensure safe practices and installations.

Comply with Standards throughout and requirements of supply authority. Install light fittings, switchboard and distribution board, metre board and box. Arrange for inspection by supply authority inspector. Obtain compliance certificate. Connect to main supply.

WARRANTIES

Provide all warranties on completion and ensure that all components are certified for compliance with the Supply Authority requirements.

END OF SECTION



WORKS

- PARTIAL DEMOLITION
 INTERIOR ALTERATIONS
 • NEW KITCHEN
 • BATHROOM EXTENSION
 • RAISE LOUNGE FLOOR
 DWELLING EXTENSION
 NEW DOUBLE GARAGE AND
 EXTERIOR ALFRESCO AREA.
- DRIVEWAY WORKS AND
 NEW SHED BY OTHERS

AREAS - (AS PER REGULATION 233)

EXISTING FLOOR AREA = 140m²
 EXISTING CEILING HEIGHT APPROX 2.4m
 (LOUNGE CEILING 2.7m. SUNKEN LOUNGE APPROX 24m²)
 TOTAL EXISTING VOLUME = 343m³

EXTENSION FLOOR AREA = 60m²
 ALTERATION TO EXISTING = 81m²
 CEILING HEIGHT APPROX 2.4m
 TOTAL ALTERATIONS VOLUME = 194.4m³

TOTAL ALTERATIONS REPRESENT MORE THAN HALF THE ORIGINAL VOLUME OF THE BUILDING (56%).
 TOTAL EXTENSION REPRESENT MORE THAN 25% OF THE ORIGINAL FLOOR AREA OF THE BUILDING (42%).
 ENERGY RATING FOR WHOLE HOUSE..

PLANNING NOTES	
ADDRESS	35 WANDOO COURT, MULWALA 2647
LOT & PLAN #	35 DP255581
COUNCIL	FEDERATION COUNCIL
ZONE	R2 - LOW DENSITY RESIDENTIAL
COROWA LOCAL ENVIRONMENTAL PLAN 2012	

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH;
- SPECIFICATION BY 360 PLANS
 - EXISTING CONDITION DRAWINGS BY 360 PLANS
 - STRUCTURAL ENGINEERING DOCUMENTATION
 - SOIL REPORT DOCUMENTATION.
 - BASIX REPORT.

Site Plan
 SCALE 1 : 500

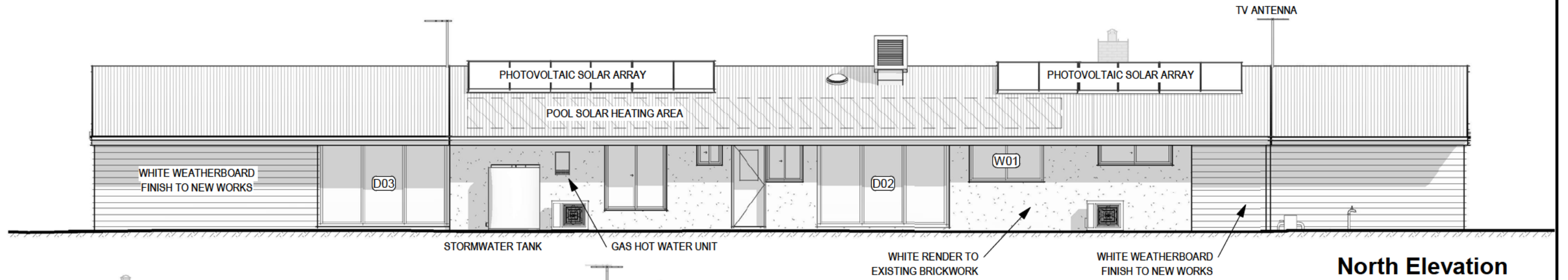
Drawing List	
#	Sheet Name
A01	Site Plan
A02	Demolition
A03	Floor Plan
A04	Elevations
A05	Glazing & Elevations
A06	Electrical, Lighting
A07	Footings
A08	Roof Plan
A09	Section A & B
A10	General Notes



360 Plans
 Building Design
 & Drafting

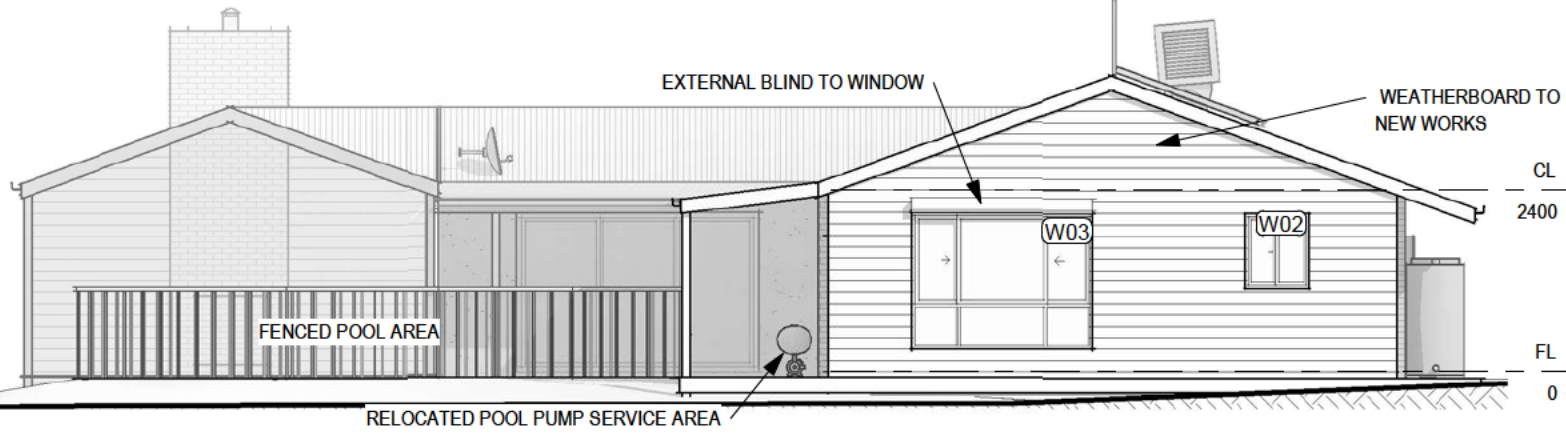
Stefan Huhn
 Mob: 0413 180 687
 Email: 360plans@gmail.com
 www.360plans.com.au

FOR				ISSUE			
Chris & Stacey O'Neill				16/05/23	Construction	Client	
35 Wandoo Court				03/11/22	Prelim WD	Consultants	
Mulwala NSW, 2647				DATE	ISSUE	FOR	
				Print Date:	16/05/2023 3:32:57 PM		
				Scale:	As Shown		
				Drawing Ref:	2206166WD1		
				RBP#		DP - AD 36881	
				PAGE		Site Plan	
				Page Size:	A3		Page #
						A01	



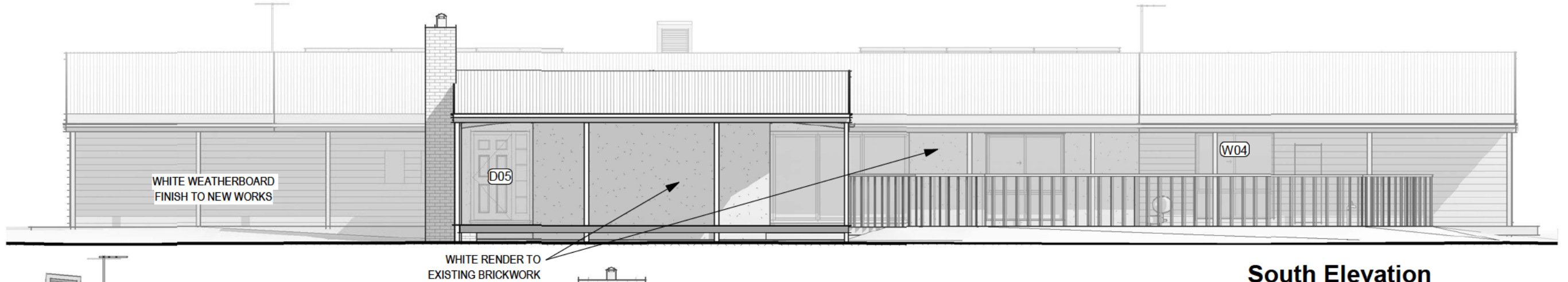
North Elevation

SCALE 1 : 100



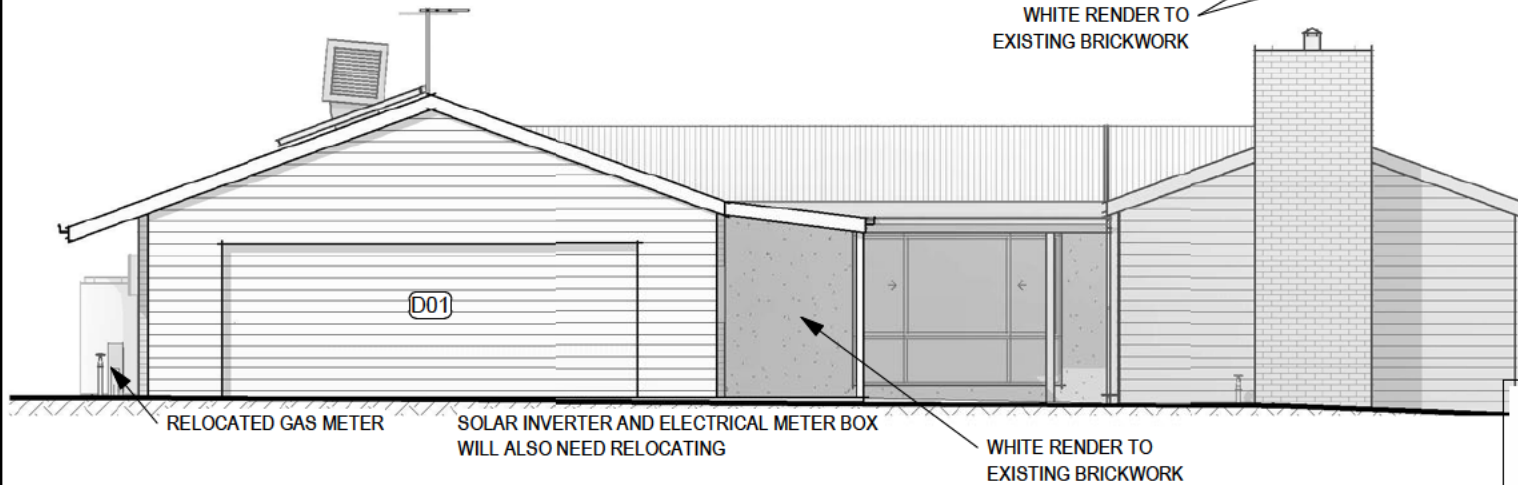
East Elevation

SCALE 1 : 100



South Elevation

SCALE 1 : 100



West Elevation

SCALE 1 : 100



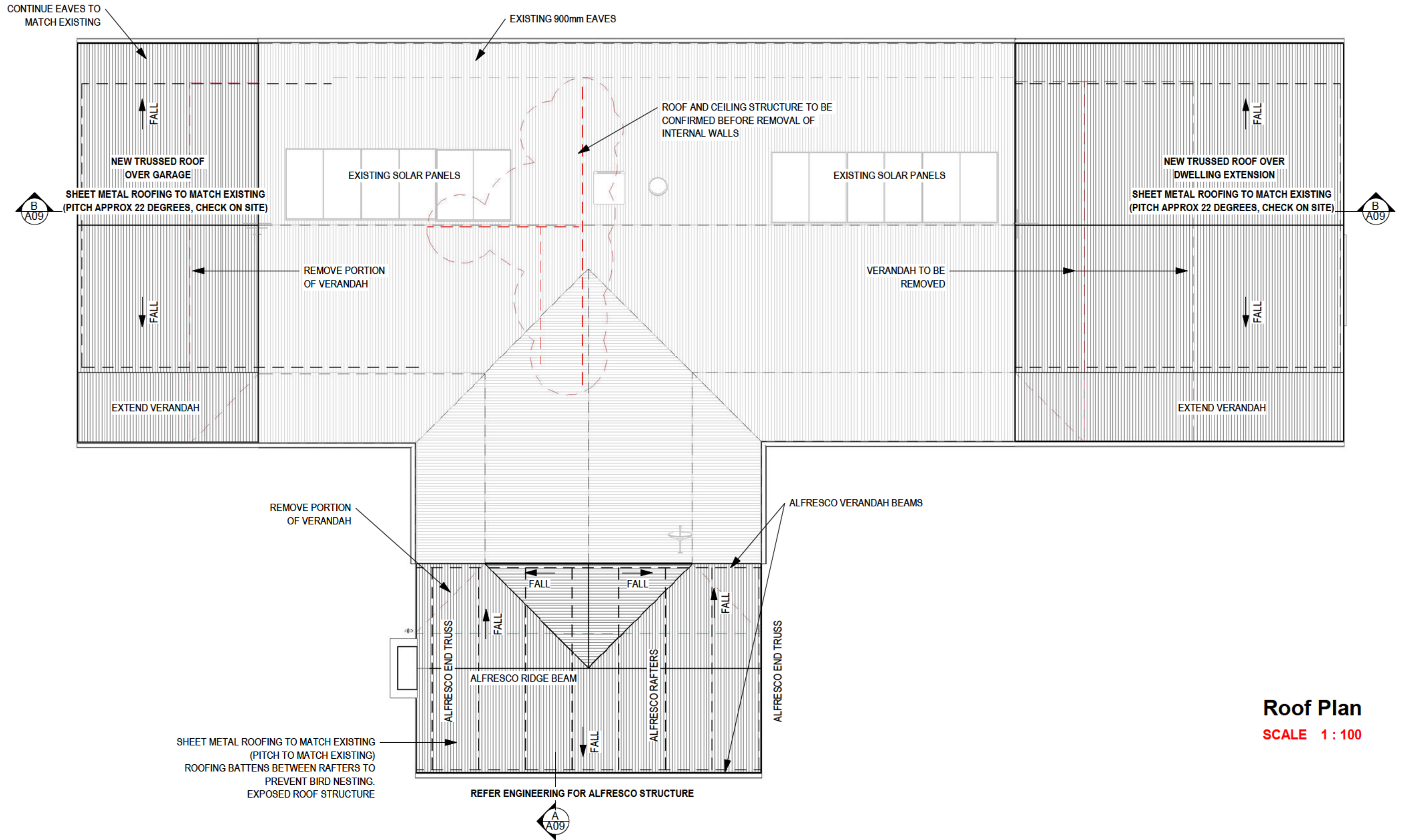
360 Plans
Building Design
& Drafting

Stefan Huhn
Mob: 0413 180 687
Email: 360plans@gmail.com
www.360plans.com.au

Dwelling Extension
FOR **Chris & Stacey O'Neill**
AT **35 Wandoo Court**
Mulwala NSW, 2647

DATE	ISSUE	FOR
16/05/23	Construction	Client
03/11/22	Prelim WD	Consultants
Print Date: 16/05/2023 3:33:01 PM		Scale: As Shown
Drawing Ref: 2206166WD1		

ISSUE	
CONSTRUCTION	
RBP#	DP - AD 36881
PAGE	
Elevations	
Page Size: A3	Page # A04




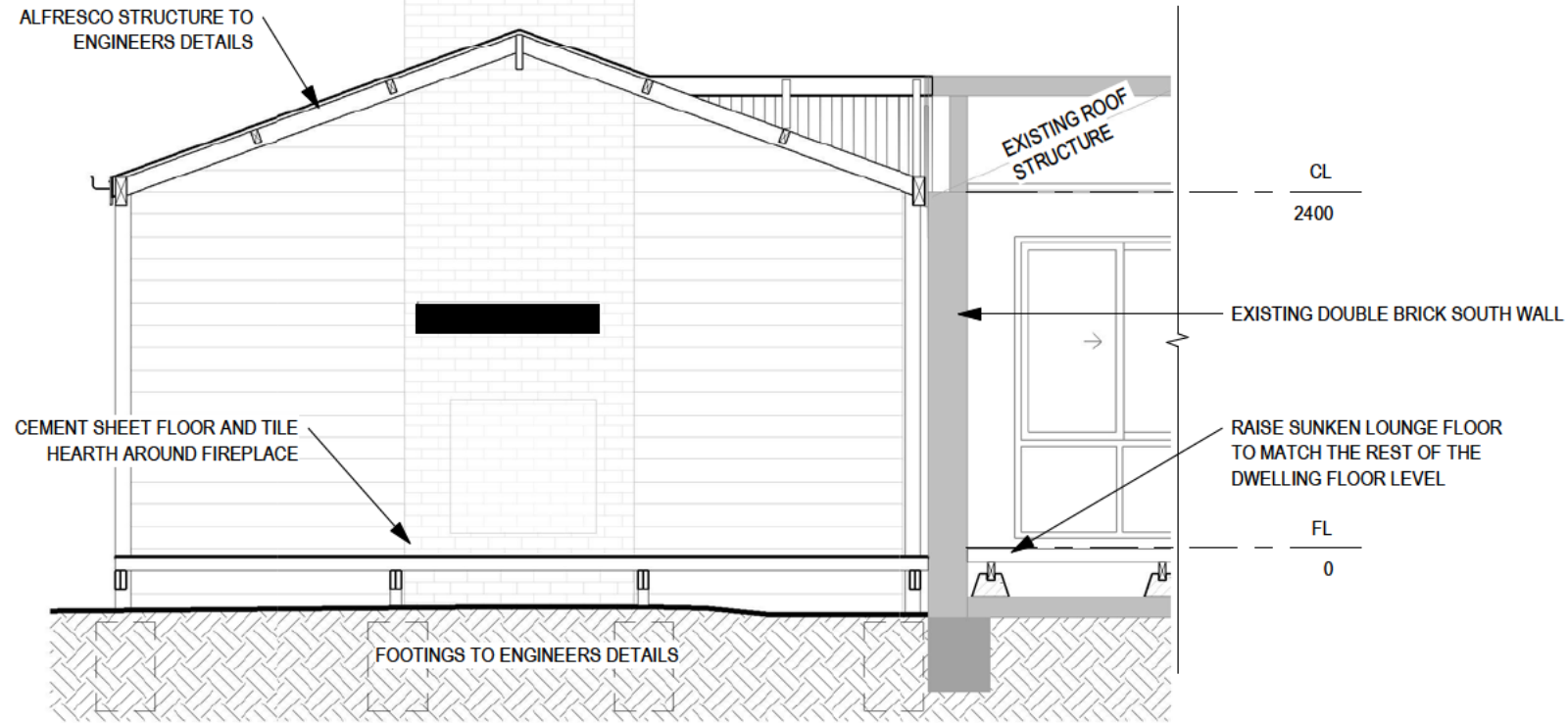
Roof Plan
SCALE 1 : 100

SHEET METAL ROOFING TO MATCH EXISTING
 (PITCH TO MATCH EXISTING)
 ROOFING BATTENS BETWEEN RAFTERS TO
 PREVENT BIRD NESTING.
 EXPOSED ROOF STRUCTURE

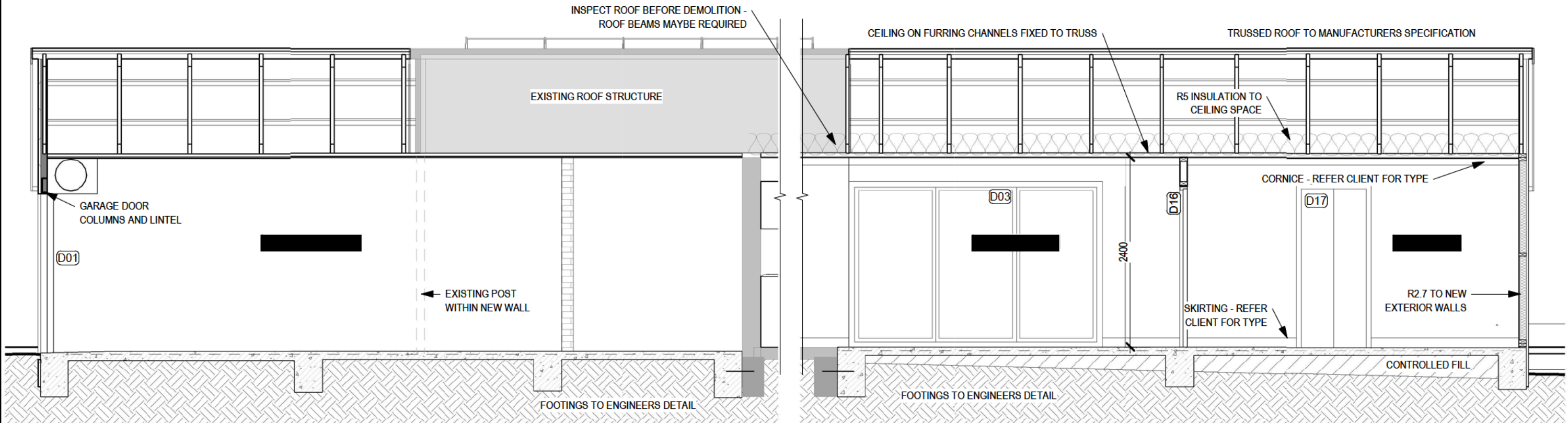
REFER ENGINEERING FOR ALFRESCO STRUCTURE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DOCUMENTATION

 360 PLANS 360 Plans Building Design & Drafting Stefan Huhn Mob: 0413 180 687 Email: 360plans@gmail.com www.360plans.com.au	Dwelling Extension			ISSUE CONSTRUCTION	
	FOR	Chris & Stacey O'Neill 16/05/23 Construction Client 03/11/22 Prelim WD Consultants	RBP#	DP - AD 36881	
	AT	35 Wandoo Court DATE: 16/05/2023 3:33:04 PM Print Date: 16/05/2023 3:33:04 PM	PAGE	Roof Plan	
	Mulwala NSW, 2647 Scale: As Shown Drawing Ref: 2206166WD1	Page Size: A3	Page #	A08	



Section A
SCALE 1 : 50



Section B
SCALE 1 : 50

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DOCUMENTATION



360 Plans
Building Design
& Drafting

Stefan Huhn
Mob: 0413 180 687
Email: 360plans@gmail.com
www.360plans.com.au

Dwelling Extension		ISSUE	
FOR	Chris & Stacey O'Neill	16/05/23	Construction Client
		03/11/22	Prelim WD Consultants
AT	35 Wandoo Court	DATE	ISSUE FOR
	Mulwala NSW, 2647	Print Date:	16/05/2023 3:33:04 PM
		Scale:	As Shown
		Drawing Ref:	2206166WD1

CONSTRUCTION	
RBP#	DP - AD 36881
PAGE	
Section A & B	
Page Size: A3	Page # A09